

DATE ISSUED: February 3, 2005

REPORT NO. PC-05-004

ATTENTION: **Planning Commission, Agenda of February 10, 2005**

SUBJECT: HILLEL OF SAN DIEGO - PROJECT NO. 6098. PROCESS 5

OWNER/

APPLICANT: Robert Marshall, Owner 8976 Cliffridge Avenue site, City of San Diego, Owner Site 653 and Hillel of San Diego, Permittee.

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of the City of San Diego of a two phased development utilizing an existing residence for religious offices and the construction of a Jewish religious student center requiring a Planned Development Permit No. 158095, Site Development Permit No. 158094, Street Vacations No. 158097 and Right-of-Way Dedications No. 158098 for the sites within and adjacent to the triangular area bounded by La Jolla Village Drive, La Jolla Scenic Way and La Jolla Scenic Drive North in the SF zone of the La Jolla Shores Planned District and La Jolla Community Plan?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 6098, and **ADOPT** Mitigation Monitoring and Reporting Program No. 6098; and
2. **RECOMMEND** City Council Approval of Planned Development Permit No. 158095; and
3. **RECOMMEND** City Council Approval of Site Development Permit No. 158094; and
4. **RECOMMEND** City Council Approval of Public Right-of-Way Vacation No. 158097; and
5. **RECOMMEND** City Council Approval of Public Right-of-Way Dedication No. 158098.

6. RECOMMEND City Council Approval of the Lot-line Adjustment Parcel Map No. 188004

Community Planning Group Recommendation: The project site is located within the La Jolla Shores Planned District within the boundaries of the La Jolla Community Planning area. The decision-maker is required to consider the recommendation of the La Jolla Shores Planned District Advisory Board (LJSPDAB) and City staff strongly recommends that all applicants seek the recommendation of the La Jolla Community Planning Association (CPG).

The LJSPDAB, on their agenda of Tuesday, January 18, 2005, made three motions denying their approval of the proposed project. Motion No. 1, stated that the Advisory Board believed that the project was not providing sufficient parking, did not comply with the 'distinctive residential character' as defined by the purpose and intent of the PDO, concern over the loss of 12 on-street parking spaces and loss of a bike lane. Motion No. 2, stated that the 'Findings' for the street vacation could not be made and that the right-of-way should be reserved for future traffic mitigation. Motion No. 3, stated that the use of the residence in Phase I is illegal.

The CPG is scheduled to hear this item on their agenda of Thursday, February 3, 2005. If not available to be included in this report, any recommendations received, will be presented orally or by memo to the Planning Commission.

Other Recommendations: None.

Environmental Review: A Mitigated Negative Declaration, No. 6098, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce the potential impacts to Paleontological Resources and Parking to a level below significant.

Fiscal Impact: All costs associated with the processing of this project application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: The owner/applicant converted the use of the existing single-family residence located at 8976 Cliffridge Avenue from residential to religious use without obtaining a Site Development Permit (SDP) for City staff evaluation of any required conditions. A Code Compliance Case was opened by the City of San Diego Neighborhood Code Compliance Department and the owner/applicant made application with the City for the SDP. This application has been combined with the applications for Site 653 and is included within this Report to the Planning Commission as the Phase I of the project. If approved by the City Council, the Code Enforcement action would terminate.

Housing Impact Statement: The religious use of the single-family residence at 8976 Cliffridge Avenue has removed one residential dwelling unit from available housing but this situation would be temporary if the project applications are approved by the City Council. The use of the residence at 8976 Cliffridge Avenue would continue as a Phase I use and terminate when Site 653 is available for occupancy under the Phase II development. The owners of the residence would convert the dwelling back to residential use and the overall project would not have any permanent Housing Impacts.

BACKGROUND

The 'Hillel' project site consists of a total area of 43,329 square-feet of area which includes a 8,882 square-foot (post lot-line adjustment) single-family residential lot used for religious offices at 8976 Cliffridge Avenue and a 33,518 square-foot City owned site commonly referred to as 'Site 653' and located in a triangular shaped area bounded on the north by La Jolla village drive, on the east by La Jolla Scenic Way and on the south by La Jolla Scenic Drive North. The 33,518 square-foot Site 653 includes areas proposed for street vacations, an easement abandonment and street right-of-way dedication. A City Council requirement that 10,000 square-feet of area at the intersection of La Jolla Scenic Drive North/Torrey Pines Road be landscaped as a neighborhood amenity, leaves an area of 23,518 square-feet for the proposed development. The property is zoned SF (Single-family residential) within the La Jolla Shores Planned District Ordinance and is within the boundaries of the la Jolla Community Plan. The campus of the University of California at San Diego lies to the north within the boundaries of the University Community Plan area, while vacant land and youth athletic fields are to the west, a detached single-family residential neighborhood to the south and a Planned Residential Development to the east developed through the Conditional Use Permit Ordinance.

Site 653 is City owned property which, until 1995, was designated as residential land use in the La Jolla Community Plan and La Jolla Shores Precise Plan. In 1995, the land use designation for Site 653 was changed to open space and remained that way until recently when the La Jolla Community Plan was amended and the redesignation of the site to residential use was made consistent with the SF zoning that had remained over this site. The City Council approved the entering into of an exclusive agreement with Hillel to develop the site and possible acquisition. Neighbors opposed to this action and proposed change to the land use, challenged the City action in court and to date, the City has prevailed. The Real Estate Assets Department of the City of San Diego who oversees and administers city owned property, gave Hillel permission to proceed with the submittal of the proposed development plans and permits to develop the site.

Apart from the previous actions and decisions in regard to site 653, Hillel got permission to use the single-family residence at 8976 Cliffridge Avenue for religious offices and complaints to the City's Neighborhood Code Enforcement Office led to the city issuing a violation notice to the owner and Hillel for changing the use without City approvals. The City determined that the use is a permitted use in the zone but the change of use required a Site Development Permit as required by the La Jolla Shores Planned District Ordinance (LJSPDO). The parties applied for

this permit and City staff had evaluated only that additional off-street parking would be required. Environmental staff, for compliance with the California Environmental Quality Act (CEQA), determined that the residence and Site 653 proposal was one project. City staff, recognizing this and that the applicants both projects was Hillel and the street vacation and parking proposals overlapped the sites, directed the applicant to combine the projects into one consolidated project.

Site 653 is currently vacant and is relatively level with the street grade of the residences on the south side of La Jolla Scenic Drive North. La Jolla Village drive descends to the east from the intersection with Torrey Pines Road and La Jolla Scenic Way descends to the north to its intersection with La Jolla Village Drive making the low point of the project site the southwest corner of this intersection.

DISCUSSION

Project Description:

The 'Hillel' project is the development of a Jewish religious student center off-campus from the government entity campus of the University of California at San Diego which lies directly to the north. The project proposal consists of two Phases with Phase I being the continued use of the single-family residence at 8976 Cliffridge Avenue for religious offices and the Phase II is the construction of the student center.

Phase I will permit the applicant to continue to use the 1,792 square-foot single-family residence with a detached garage for religious office use with six off-street parking spaces required to be provided. This use would continue until such time as the Hillel student center in Phase II is constructed and approved for occupancy, at which time Phase I would terminate the use of the residence and the owner of the property would restore the residential use, maintaining a minimum of two off-street parking spaces.

Phase II is the development of Site 653, a 33,518 square-foot piece of city owned property including the requested street vacation and dedication. The square-footage of the vacated rights-of-way comprise 21,278 square-feet of the total site area while the area to be dedicated along the La Jolla Village Drive frontage comprises 2,183 square-feet. The City Council, in agreeing to permit Hillel to proceed with the presentation of development plans for the site and acquisition, required that Hillel landscape a 10,000 square-foot area near the intersection of La Jolla Village Drive and Torrey Pines Road on the west portion of the site as a neighborhood amenity. The proposed student center will consist of a 17,000 square-foot subterranean garage for 40 vehicles, storage, trash enclosure and elevators to the upper level so that users can directly access the building. The upper floor will have a floor area of 12,000 square-feet and contain a multi-use area (sanctuary for parking calculations), a lounge, restrooms, breakroom, computer room, offices and other designations. The upper floor will be at street grade on La Jolla Scenic Drive North consistent with the residences on the south side and the Hillel facility will be a one-story elevation. A pedestrian entry/front door faces La Jolla Scenic Drive North while the parking access is on La Jolla Scenic Way. The La Jolla Scenic Drive North elevation includes minimal

window openings facing the street and mounded landscaping softens the building mass facing the residences opposite the site to allow for a measure of privacy and low impact to the residents. An outdoor patio area is on the northeast corner of the site at the high point of the building mass overlooking the intersection of La Jolla Village Drive and La Jolla Scenic Way.

City staff has critically evaluated the on-site parking requirements and needs for this religious facility using the multi-purpose area as sanctuary for parking calculations. Seating for 200 persons requires a total of 67 parking spaces on-site (one space/three seats). Only for 40 spaces can be provided in the parking garage due lot shape, physical constraints and the City's landscape requirement. Transportation staff informed the applicant that we would accept off-site parking for the additionally required 27 spaces if a shared parking agreement could be secured and be acceptable to the City. Staff also required the applicant to list their schedule of activities, hours of operation and frequency. It was determined that religious services named Shabbat and limited occasional special events, would increase attendance on the premises and additional parking is required. Hillel has secured three separate agreements for shared parking off-site with the basic 27 spaces required located at a Lutheran Church in the area that also provides assistance for Lutheran students on the U.C. campus, and two additional to cover the Shabbat services and limited occasional special events. Conditions in the accompanying permit requires monitoring of the parking for this project to assure to negative impacts on the neighborhood. When Shabbat and the special events take place, signage will be provided on- and off-site, a shuttle service provided, verbal communication between sites to assure adequate and timely service provided and education with the frequent facility users to not burden the neighborhood with parking. The City will be able to review the adequacy of the parking needs and success and to bring back for amendment should problems occur and the proposal not succeed.

A pedestrian/bicycle path will meander through the vacated right-of-way and landscaped area from the intersection of La Jolla Village Drive and Torrey Pines Road to Cliffridge Avenue/La Jolla Scenic Drive North and non-contiguous sidewalks will be installed adjoining the project site. Pedestrian impacts generated by the project should not produce more than a minimal impact on La Jolla Scenic Drive North as parking in the garage accesses the facility via two elevators from below and the shuttle service will deposit and pick-up students within the garage.

Community Plan Analysis:

The subject properties are designated as Low Density Residential (5-9 du/ac) in the La Jolla Community Plan. Religious uses are commonly found to fit within residential areas without adversely affecting the Land Use Plan. Additionally, the proposed use is permitted by the La Jolla Shores Planned District Ordinance which was adopted specifically to implement the Land Use Plan. The Hillel center is located directly across the street from the University of California and on the northern edge of the adjacent residential neighborhood, making it an appropriate location for the student-related activity.

The proposed development incorporates a number of specific design features which will allow the religious student center to achieve compatibility with the existing residential development in

the vicinity. The center utilizes variations in height, textures, and rooflines in order to create the appearance of a series of smaller, individual structures. In addition, lower portions of the structure are concealed behind landscaped berms, which reduces the overall scale of the structure as viewed from the adjacent residential neighborhood. Torrey Pine trees are proposed as both street trees and in informal groupings around the periphery of the project, and would further screen and soften the structure at maturity. Parking for the facility is located within a subterranean garage. The garage is also equipped with a loading area, trash and recycling area, and a service elevator, so that any noise and visual impacts associated with these activities will be screened from surrounding residents.

In order to further minimize impacts to the adjacent residential neighborhood, staff has proposed specific conditions limiting the hours of operation for the center and the frequency of large events. The center will be permitted to be open from 7:00 AM to 10:00 PM daily, while all post-event cleanup and securing of the center must conclude by 11:00 PM. Religious observances with large attendances shall be limited to no more than 12 times per calendar year, in accordance with the parking mitigation measures identified by the Mitigated Negative Declaration, and would be subject to the same time limits.

The project also implements policies of the La Jolla Community Plan which recommend enhanced pedestrian-orientation. Non-contiguous sidewalks are located along the La Jolla Village Drive and La Jolla Scenic Drive North frontages, with Torrey Pine trees and other landscaping planted between the curb and sidewalk. While screening the project from the adjacent residential neighborhood, this configuration will also buffer pedestrians from automobile traffic to create an environment conducive to walking and transit use. As such, students would be encouraged to use transit or walk from the UC San Diego campus to the student center, reducing automobile traffic and demand for parking at the center. By incorporating the cited design features and the conditions regarding operation of the center, the project implements the policies of the La Jolla Community Plan and will not adversely affect the residential land use designation of the subject properties.

Environmental Analysis:

The Environmental Initial Study (EIS) identified potential significant impacts to Paleontological Resources and Parking on the project site for the proposed student center. The application for the single family residence located at 8976 Cliffridge Avenue was submitted after the application for the proposed student center. According to the State of California Environmental Quality Act (CEQA), Section 15165, "segmenting or piecemealing" a project is not permitted. Since the single family residence and the proposed student center were both parts of the same overall project, the two applications were combined for review under CEQA.

The determination within the EIS was based on the amount (7,000 cubic yards) of soil proposed to be exported from the site during the grading activity for the subterranean parking garage. A Mitigation, Monitoring and Reporting Program (MMRP) is established as part of the Mitigated Negative Declaration that mitigates potential impacts to paleontological resources and parking to

below a level of significance. The MMRP includes specific monitoring requirements including preconstruction meetings, full-time on-site monitoring by a qualified Paleontologist and discovery and curation protocols. The MMRP includes specific parking requirements including providing additional off-site parking spaces during special events and Shabbat Services; providing adequate signage at the student center and the off-site parking location that indicate the location of the parking and that the spaces are for use by the applicant; shuttle service between the off-site location and the student center; and that a shared parking agreement be provided satisfactory to the City of San Diego prior to the issuance of the first building permit. Additional environmental issues considered during the project review that were determined to not be significant included Archeological Resources, Biological Resources, Noise, and Water Quality/Hydrology.

Deviations:

In order to develop this triangular shaped site, setting aside a 10,000 square-foot landscaped area over the western area, the project application and design requires a number of deviations from the Land Development Code (LDC). The Planned Development Permit (PDP) allows for the decision-maker to consider granting these deviations which are described as follows:

1. Parking requirement for religious assemblies per Table 142-05F of LDC Section 142.0530 of the LDC required is 30 spaces per 1000 square feet of assembly areas without fixed seats. Therefore, the parking requirement for 3,541 square feet assembly area is 106 parking spaces. However, the parking analysis for Hillel indicates a need for 38 parking spaces during Shabbat Services. Hillel is proposing to have no more than 200 movable seats for weekly Shabbat services which would require 67 parking spaces. Hillel is also proposing to provide 40 on-site parking spaces and 27 off-site parking spaces through a shared parking agreement. The parking analysis also indicates a need for 113 parking spaces during special events. Hillel is proposing to provide a total of 115 parking spaces for occasional special events including the 40 on-site spaces and 75 off-site parking spaces through three shared parking agreements. Therefore, Hillel is requesting a deviation through the PDP from the parking requirement in LDC section 142.0530 for weekly Shabbat services.
2. LDC Section 142.0545(a) does not allow shared parking in single-family residential zones. Hillel is located in the SF (single-family) zone of the La Jolla Shores Planned District and is proposing a deviation through the PDP for the required off-site shared parking agreement.
3. LDC Section 142.0545 (a)(2) requires all off-site parking spaces to be provided within 600 feet of the project site. Hillel is requesting the possibility of providing off-site parking spaces outside the 600 feet required distance and is proposing to provide shuttle services between the off-site location(s) and project site during Shabbat services and special events. Therefore, Hillel is requesting a deviation for location of the off-site parking requirement as required in LDC Section 142.0545(a)(2).

4. Table 142-05L of LDC Section 142.0560 requires non-residential uses to provide a minimum 24-foot wide driveway. Hillel is proposing a 20-foot wide temporary driveway under Phase 1 'Parking Alternative 2' for the office use of the building located at 8976 Cliffridge Avenue site. Therefore, Hillel is requesting a deviation through the PDP for this driveway width.

5. Table 142-05L of LDC Section 142.0560 requires non-residential uses to provide a minimum 24-foot wide driveway. Hillel is proposing a 12-foot wide driveway under Phase 1 'Parking Alternative 1' for the office use of the building located at 8976 Cliffridge Avenue site. This building will be converted to a single family home after construction of Site 653 and would require a 12-foot wide driveway. Therefore, Hillel is requesting a deviation through the PDP for this driveway width.

6. Table 142-05L of LDC Section 142.0560 requires non-residential uses to provide a minimum 24-foot wide driveway. Hillel is proposing a 22-foot wide driveway for the subterranean parking garage for Site 653. Therefore, Hillel is requesting a deviation through the PDP for this driveway width.

Additionally, there are two additional deviations requested from the Street Design Manual that the City Engineer may approve. These deviations are:

1. The connection of La Jolla Scenic Drive North and Cliffridge Avenue does not provide a 100-foot curve radius. The City Engineer believes that the proposed design is preferable given all conditions relative to the site.
2. The pedestrian/bike path connecting La Jolla Scenic Drive North to Torrey Pines Road is required to be a 12-foot width of pavement within a 36-foot wide right-of-way. The project is providing only 10-feet of pavement and it has not been ascertained if the total width would be an easement or public right-of-way. This area overlaps and is a portion of the City Council required landscaped area.
3. Deviation for an on-site utility easement on La Jolla Scenic Drive North. All utilities are in the right-of-way.

Project-Related Issues:

1. City staff identified parking and circulation with an initial preliminary review and that focus has been an integral part of City staff review of the Hillel proposed project, including both Phase I and Phase II.
2. The City Council decision and direction to the Real Estate Assets Department to negotiate use and possible sale of the site with Hillel has been a contentious decision within portions of the neighborhood and community. Dispute between SF (single-family) zoning and a prior land use designation of 'open space' and the religious student center use of the site within the SF zone remains an issue within a segment of the community.

3. The subsequent use of the adjacent single-family residence at 8976 Cliffridge Avenue, after the Hillel Site 653 application, became a City issue upon code enforcement action by the City and has remained a conflict within the neighborhood.

4. The use of the site for a religious student center at the north boundary of this residential neighborhood has raised questions of the intensity of the use of the planned facility, hours of operation, noise, activity within public areas, trash pick-up, the street vacation, parking and issues in regard to just about every aspect of the project design and site use.

The La Jolla Community Plan and La Jolla Shores Planned District designations for the Hillel Site 653 City owned property was changed with the adoption of plan amendments which left the SF zone in place but changed the land use designation to residential. The SF zone specifically permits as a matter of right the primary land use of single-family residential but also permits, Churches, Temples and buildings of a religious nature. The current adopted land use documents and zoning permits the application for, and the City to consider, the development of the property which has been requested and presented in this report.

The single-family residence at 8976 Cliffridge Avenue will continue to take off-street parking access to La Jolla Scenic Drive North and no physical change to the facilities (buildings) on this site have taken place. The continued use of the residence under the Phase I plan requires additional off-street parking to be provided per City standards. With the approval of Phase II and the anticipated occupancy, Phase I will be required to terminate and the owner's use of the site reverting to single-family residential and maintaining two off-street parking spaces.

Phase II, the student center, is proposed on a triangular shaped lot containing 33,518 square-feet of area of which the westerly 10,000 square-feet is to be landscaped as a public amenity. A structure proposed for a religious purpose having an area designated for religious services, is required to provide off-street parking. The City is calculating that the area would have seating for 200 persons and required off-street parking, at a ratio of one parking space per 3 seats, would require 67 parking spaces. The proposed structure on site has the single main upper floor of 12,000 square-feet, including the worship area of 3,541 square-feet. The subterranean garage of 17,000 square-feet will permit the parking on-site for 40 of the required 67 parking spaces and trash enclosures, some storage and elevators to the floor above. Physical constraints in the lot shape, landscape requirement and topography limit the development of a useable facility of this nature and the attainment of parking on-site.

To satisfy the City's requirement of 67 parking spaces, the applicant has secured off-site parking for the remaining 27 required spaces at a Lutheran Church in the area and has secured two additional off-site parking agreements to permit the Shabbat religious service and a limited number of special events. This off-site parking requires deviations to the Land Development Code and permit conditions for a shuttle service, monitoring of the parking for these events and subsequent review by the City. City staff has reviewed the applicants proposed project design,

use, requirements or necessities for the development to occur and its setting within this long established residential community. The staff analysis of parking needs and the options to achieve the minimum requirements within the parameters given, has evolved into the recommendations and draft permit conditions presented. Staff believes these measures will need to be implemented, monitored and staff presented the documentation to determine if the desired results are achieved or if the permit should be amended.

All other aspects of the development have been fairly well thought out by the applicant. Staff believes the building design and materials are well chosen and low impact in elevation and mass acknowledging that this is a distinguishable different facility than a residence within a residential neighborhood. The project structure is low profile facing the neighboring residences, mounded landscape and minimal windows facing La Jolla Scenic Drive North and the City required landscaped area will all be beneficial design features. The parking garage enters from the east side on La Jolla Scenic Way and two elevators will take users into the main complex without having to utilize the public sidewalks and front doorway on La Jolla Scenic Drive North. Additionally, when the shuttle service is in use, the vehicles will load and unload riders within the garage. Outdoor areas and exterior view areas are mostly to the north/northeast, further showing the intent of the applicant to reduce any potential conflicts with residential neighbors.

The public right-of-way being vacated on La Jolla Scenic Drive North is un-improved and excess right-of-way for a future widening that will never be necessary. The right-of-way adjacent to Site 653 is right-of-way dedicated from that parcel of City owned land and as such reverts back to City Ownership. Likewise, that portion of right-of-way lying between Site 653 and the adjacent single-family residence on Lot 67, will revert from the center-line to the two adjoining owners. A Lot-line Adjustment Parcel Map will allow the owner of Lot 67 to transfer title to his portion of the vacated right-of-way to Hillel while retaining sufficient right-of-way to assure access to the required off-street parking for the Phase I use and the subsequent reversion back to residential use when Phase II obtains occupancy approval.

Conclusion:

The proposed project began with actions by the City Council authorizing Hillel to proceed with presenting a development proposal to the City and exploring purchase of the site. Legal actions to date have not invalidated any of these actions.

A La Jolla Community Plan amendment has brought the land use designation in line with the existing zoning on-site. The SF zone of the La Jolla Shores Planned District permits the proposed religious student center and place of worship.

Staff has been in constant receipt of information from interested parties and has disseminated information to these same parties. The parking requirements have been thoroughly evaluated and options for achieving minimum standards discussed in great detail. City staff believes that the site design, architecture of the facility, vacation of excess public right-of-way, restriction on hours of operation and the events and uses scheduled for the facility, details like trash storage,

utilities and equipment and other aspects of the development, have been thoroughly analyzed.

The facility serves a religiously oriented segment of the college campus adjacent to the north in a similar fashion to the Mormon student facility in La Jolla Farms area and what the churches in the area/community do for students in their faiths.

The Jewish facility will need to be a good neighbor and address and grievances brought to them. They will need to monitor the parking for the larger events and know they are under the scrutiny of a neighborhood wanting to know if the Hillel organization can deliver on their commitments. The City will need to review the parking and listen to concerns of the neighbors and the neighbors themselves must give Hillel the opportunity to succeed in their goal of serving the students and of being a good neighbor.

City staff has taken the final design of the facility, reviewed it for compliance with all regulations, heard the concerns of the neighborhood and has forwarded this recommendation to the decision-maker to consider whether the project can be approved or needs further addressing of issues or revisions to the proposed conditions and actions required.

ALTERNATIVES

1. **Recommend Approval** of Planned Development Permit No. 158095, Site Development Permit No. 158094, Public Right-of-Way Vacation No. 158097 and Public Right-of-Way Dedication No. 158098, **with modifications.**
2. **Recommend Denial** of Planned Development Permit No. 158095, Site Development Permit No. 158094, Public Right-of-Way Vacation No. 158097 and Public Right-of-Way Dedication No. 158098, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department

Robert Korch, Project Manager
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph(s)

2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet(s)
5. Project Site Plan(s)
6. Reduced Project Plans (Reduced 11x17 for Planning Commission only)
7. Draft Planned and Site Development Permit with Conditions
8. Draft Planned and Site Development Permit Resolution with Findings
9. Draft Street Vacation/Dedication Resolution
10. Hillel Sample Event Schedule
11. Community Planning Group Recommendation(s)
12. Ownership Disclosure Statement
13. Project Chronology